

Mt. Vernon Airport Authority  
Regular Meeting of the Board of Commissioners  
Held January 14, 2020 at 6:00 PM

Present: Gary Chesney                                  Chairman  
          Marty Cox                                         Vice Chairman

Absent: Ryan Wellmaker                              Secretary  
          Mike Ancona                                    Treasurer  
          Carey Lipps                                     Commissioner

Staff:   Sheila Jolly-Scrivner

Guests: Steve Willis, Don Lewis, and Mike & Carla Payne

#### **PUBLIC INPUT**

There being no comments from the public, Chairman Chesney moved forward on the Agenda.

#### **REPORTS**

**Minutes, Treasurers' Reports, & Bills for Approval** – Due to the lack of a quorum, no action was taken. Chairman Chesney moved forward on the Agenda.

#### **CORRESPONDENCE**

There being none, Chairman Chesney moved forward with the meeting.

#### **OLD BUSINESS**

##### **Energy Project**

Mr. Collins dialed Mr. Corey Harper from Johnson Melloh Solutions. Mr. Harper interacted via speakerphone on the state of the potential new energy project at the airport. Mr. Harper explained that time is of the essence on any projects due to the State of Illinois incentive programs (SREC) being forecasted to be depleted by early Summer. He presented some cost estimates for various scenarios and all agreed any project was not cost effective without the State incentives. For incentives to be secured, several things need to happen. A qualified Energy Service Company (ESCO) must be selected through a Request for Proposals (RFP) process. The RFP process could take up to 30 days. Next, the selected ESCO applies for and secures an Interconnect Agreement with Ameren. Mr. Harper noted this will take 45 days. With an ESCO selected, defined project plans drafted, and an Interconnect Agreement in place, the airport will be able to reserve SREC incentives (if any are left). Mr. Collins asked the two Commissioners for their approval to proceed with a Request for Proposals. He emphasized seeking proposals is no guarantee of a project moving forward. Both were in agreement to proceed. Mr. Collins explained he will telephone the other Commissioners individually over the next day or so to obtain their approval. Official approval to advertise an RFP will be sought at the February Meeting. Mr. Collins and Mr. Harper reiterated the following regarding the

potential project: it will be a Debt Neutral Project with a defined Performance Guarantee, installed solar panels will be Tier #1 ensuring long service life, any equipment will have, at a minimum, a 25 year warranty, and the airport will own any system outright. The advantage of a Performance Guarantee contract allows the airport to complete the project without using Capital Project Funds. The ESCO secures financing for the project based on the annual savings the airport realizes from the solar power generation. The project will be financed through the utility payment from airport's General Operating Account.

## **NEW BUSINESS**

### **Annual Audit**

Since auditor David Keiffer was not in attendance, no report was available.

### **Hangar Access Taxiway**

Mr. Collins presented the first page, project location sheet, and Annual IDOT Programming Letter from an Engineering Agreement between Hanson Professional Services (the airport's Consultant) and the MVAA. The Agreement covers engineering services for this summer's Five Place Box Hangar Development Project. This work relates to the site preparation and pavement infrastructure for the locally built box hangar row. Since this is a State/Federal/Local Project, the costs breakdown as follows: \$375,000 total cost, \$337,500 Federal, \$18,750 State, and \$18,750 local. Mr. Collins noted the Board needs to approve and sign this Agreement ASAP. Once approved and signed, the project will be included on IDOT's March Letting. The next step is a Participation Agreement between IDOT and the MVAA that will come after the signed Engineering Agreement is filed at IDOT. Mr. Collins stated there will be much planning and discussing the local side of this project (the hangar structure) over the next several months. Mr. Collins asked the two Commissioners for their approval to execute the Engineering Agreement. Mr. Collins explained he will telephone the other Commissioners individually over the next day or so to obtain their approval as well. If all are in agreement, he will submit the Agreement to IDOT. Official approval of the Engineering Agreement will be sought at the February Meeting.

### **Fencing Project**

Mr. Collins presented the first page, project location sheet, and Annual IDOT Programming Letter from an Engineering Agreement between Hanson Professional Services (the airport's Consultant) and the MVAA. The Agreement covers engineering services for this summer's Interior Fence Project. This work relates to the installation of an interior fence just west of Seven Mile Creek. The fence will prevent deer from entering the facility from under the Old Fairfield Road Bridge. Since this is a State/Federal/Local Project, the costs breakdown as follows: \$166,667 total, \$150,000 Federal, \$8333 State, and \$8334 Local. Mr. Collins noted the Board needs to approve and sign this Agreement ASAP. Once approved and signed, the project will be included on IDOT's March Letting. As was done in the previous Agenda item, Mr. Collins asked the two Commissioners for their approval to execute the Engineering Agreement. Mr. Collins explained he will telephone the other Commissioners individually over the next day or so to obtain their approval as well. If all are in agreement, he will submit the

Agreement to IDOT. Official approval of the Engineering Agreement will be sought at the February Meeting. The next step is a Participation Agreement between IDOT and the MVAA that will come after the signed Engineering Agreement is filed at IDOT.

### **KT Banquet Room**

Mr. Collins presented an estimate for new carpet in the Banquet Room. The existing carpet is original to the 1988 construction. The room has seen and continues to host lots of visitors. The YMCA Karate Club works out in the banquet room once per week. Mr. Collins explained fifteen to twenty students leave the facility with blackened feet. He has had the carpet professionally cleaned twice in the last six months (once in mid-December) to no avail. Mt. Vernon Tile and Carpet Supply has given the airport a good discount on carpet tiles. An all-in price of \$2500 provides new carpet tiles, glue, and extra tiles to keep on the premises. An estimate was obtained from One Stop Flooring. Although competitive, it was more costly. Mr. Collins noted he and the maintenance guys will tear out the old carpet and install the new. Mr. Collins presented samples of the new product for the Commissioners to inspect. Mr. Collins invited the Commissioners to view the Karate Club as it was working out that night. Although the Commissioners in attendance were in favor, the item was tabled until the February Meeting.

### **OTHER BUSINESS**

There being none, Chairman Chesney moved forward with the meeting.

There being no Executive Session items, no additional Other Business items, and no further items for discussion on the Agenda, motion was made and seconded to adjourn the meeting. Upon roll call vote, all were in favor and the meeting was adjourned.